

**Historic District Commission Meeting  
Monday, May 21, 2012  
Town Hall Meeting Room, Old Town Road.  
7:00 pm**

**Present:** Members: Vice Chair Martha Ball, Douglas Gilpin, Claire McQueeny, Dennis Riordan, Michael Ballard and Mark Vaillancourt. Members absent: William Penn. Terri Chmiel was present for the recording of the minutes.

**Call to Order**

Vice Chair Martha Ball called the meeting to order at 7:05pm.

**Matters from the Public not on the Agenda**

No public comment at this time.

Approval of the minutes moved to the end of the agenda.

**Sign Application:**

**Paynes 1614 Realty, LLC. Plat 5, Lot 111.** Application by Carole Payne of Sunset Bistro to install new signs.

Property owner Carole Payne presented. The owner wished to add two hanging signs “Sunset Bistro” to the existing signs at the Harbor View Inn. The applicant submitted photographs of the building site where the proposed signs will be located.

Mr. Gilpin made a motion seconded by Ms. McQueeny to approve two new signs for Paynes 1614 Realty, LLC Plat 5, Lot 111 based on the following findings of fact:

- The building is located within the New Shoreham Historic District.
- The proposed hanging sign, added onto the existing sign, will be located on the front of the building and meets the vertical clearance.
- The second proposed sign will be applied to the free-standing sign overlooking New Harbor.
- The total area of the proposed signs are less than the maximum allowable number of square feet permitted, as required under Section 504 (C)(2) of the Zoning Ordinance.
- The proposed signs meet the requirements for fonts, colors and height of letters.

6 Ayes (Ball, Gilpin, McQueeny, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

**Carole Payne. Plat 5, Lot 104.** Application by Carole Payne of Fort Island Kayak Rentals to install a new sign.

Property owner Carole Payne presented. Ms. Payne submitted artwork of a proposed freestanding sign for Fort Island Kayak Rentals. The sign will be located next to the Fishworks Building as noted in the photograph.

Mr. Vaillancourt made a motion seconded by Mr. Gilpin to approve a new freestanding sign on Plat 5, Lot 104 for Fort Island Kayak Rentals based on the following findings of fact:

- The proposed sign is a freestanding sign.
- The freestanding sign will be located to the right of the Fishworks Building as noted on the photograph.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

**New Shoreham House Inc. Plat 6, Lot 108.** Application by Sheilah Hiccox of Lunasea to install a new sign.

Sheilah Hiccox, business owner of Lunasea presented. Ms. Hiccox proposed a new projecting sign on the backside of the New Shoreham House. Ms. Hiccox submitted a drawing showing where the proposed sign will be located.

Mr. Gilpin made a motion to approve a new projection sign on Plat 6, Lot 108 for Lunesea shop as presented by Sheilah Hiccox based on the following findings of fact:

- The proposed sign is a new projecting sign.
- The sign calculation total 33.75 square feet are less than the maximum allowable number of square feet permitted, as required under Section 504 (C)(2) of the Zoning Ordinance.
- The sign presented shows the actual representation of font and color.
- Discussion for support of the sign and a sketch prepared and agreed by Ms. Hiccox.
- A wooden 4x4 post mounted on the outside of the existing railing will have a crossbeam per the sketch.
- The sign will face Chapel Street.

Mr. Vaillancourt seconded the motion.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

**Traz Capital Partners, LLC. Plat 6, Lot 99.** Application by Dina Chieffo of Cool to be Kind to install replacement signs.

Dina Chieffo, manager of Cool to be Kind presented. Ms. Chieffo explained that “Cool to be Kind” signs will replace “234” signage. The proposed signs will be located on the front and backside entrances to the store. The proposed signage is raised block letters similar to the Wags & Giggles sign located on the Hendrickson Building. Ms. Chieffo presented photographs of the proposed colors, fonts and letter size.

Ms. McQueeney stated that HDC spent a lot of time and hard work on the Figurehead building and she wishes to keep the signage concept consistent. Discussion ensued and the consensus of the Commission is for a flat sign in keeping with the motif of the building. A recommendation was made to the applicant to consider the letters and the font style as presented but with the existing Mahoney’s Clothier colors. Ms. Chieffo replied the decision was not hers to make but the owners of the store.

Ms. Ball made a motion, seconded by Mr. Ballard, to continue the application to a special meeting on Wednesday, May 23, 2012 at 9:00am.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

**Traz Capital Partners, LLC. Plat 6, Lot 99.** Application by BI Housewright Inc. to replace doors on the Figurehead Building.

Shea Butcher, owner of BI Housewright Inc. and contractor presented. Mr. Butcher explained the owner wishes to replace four (4) french doors on the two main corridors on the first and second floors. The existing doors are past their life span because they are residential doors that were installed on a commercial building. The proposed doors will have two side lights with painted azek trim to match the existing.

Mr. Gilpin made a motion for approval of the Traz Capital Partners, LLC, Figurehead Building, Plat 6, Lot 99, based on the following findings of fact:

- The structure is within the Historic District.
- The work centers only on the replacement of four door units.
- Replacement of the French double doors to a single door with a pair of side lights.
- The purpose is to improve the operating thermal efficiency and general weather tightness of the building.
- The replacement trim is azek material.
- Stainless hinges and hardware used throughout.

Mr. Vaillancourt seconded the motion.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

**Shirlyne Gobern & Della Slate. Plat 6, Lot 129.** Application by Bridget Price of Three Sisters for screening and canopy cover.

Bridget Price owner of Three Sisters presented. Ms. Price installed a yellow canopy to provide shade for her customers after losing a maple tree. The canopy is custom made with a smoke and flame spread index. She felt the choice of canopy represented the sailing community.

Ms. Ball made a motion seconded by Mr. Ballard to approve the installation of the sail canopy on Plat 6 Lot 129 for Three Sisters based on the following findings of fact:

- The installation of the sailing canopy is a temporary fixture.
- Particular consideration for the location of the property in the historic district located on a side back road.
- It has a sense of a sailing community and does not detract from the land surrounding the shop.

5 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

1 Nay(Riordan)

Ms. Price addressed a fence made with recycle cribs. Ms. Price noted the wooded cribs are used to create a cute little fence for screening. This screening is not a permanent structure.

Mr. Gilpin made a motion seconded by Mr. Vaillancourt to approve the crib fencing screen on Plat 6, Lot 129 for Three Sisters based on the following findings of fact:

- Utilize the recycle baby crib ends for screening around the cooking and backside area.
- Anticipate growth of plants along the screening.

4 Ayes (Ball, Gilpin, McQueeney and Vaillancourt)  
1 Absent (Penn)

2 Nays (Riordan and Ballard)

No action is needed after the applicant decided to paint the cooler.

**Town of New Shoreham. Plat 7, Lot 000.** Application by Nancy Dodge of the Dock Master Office for installation of awnings.

Steve Land, Harbormaster for the Town of New Shoreham present. Mr. Land explained the awning has been up for a year and provides shade for his employees. An awning was on the old Dock Master building.

Mr. Ballard made a motion to approve the awnings in Old Harbor for the Harbormaster building on Plat 7, Lot 000 based on the following findings of fact:

- The approval for the awning as shown in the photographs as presented.
- The previous Dock Master Office had awnings.
- The awnings will have no fringe.
- The awnings are used for shade.
- No shade is provided from the building.

Mr. Vaillancourt seconded the motion.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

Discussion ensued regarding signage on the access panel. No action was taken.

**Town of New Shoreham. Plat 7, Lot 000.** Application by Nancy Dodge of the Island Free Library for installation of a retaining wall.

This item tabled to the June meeting.

**Steven & Martha Winters. Plat 7, Lot 57.** Application by Tracey Dillon to change design of guard rails; entry deck to replace terrace.

Tracey Dillon, architect presented on behalf of the owners. Ms. Dillon explained the owners wish to change the cable railings that were previously approved on the southwest and northeast elevation. Ms. Winters was not comfortable with the openness of the railing. Ms. Dillon is proposing a 1 x 2 lath. The owners would like to replace the terrace on the east elevation with a small deck. The chimney will be brick instead of stainless steel.

Mr. Gilpin made a motion to approve Plat 7, Lot 57 for Steve and Martha Winters based on the following findings of fact:

- This is new construction within the Historic District.
- This is a modification from previously approved plans as documented by Tracey Dillon
- Changes involved:
  - An ungraded terrace to a wood deck.
  - A railing system from the cable rail to wood lath construction.
  - Inclusion brick chimney as built from the previously approved stainless steel chimney.

Ms. McQueeney seconded the motion.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

**Island Enterprises, Inc. Plat 7, Lot 34-1.** Application by Glen S. Fontecchio to install fence.

Glen Fontecchio, architect presented. Mr. Fontecchio explained that the owner wishes to install an open pasture fence along the Rose Cottage property line. The wooden fence rails are 5 ½" by 1 ½". The fence would be painted white.

Ms. Ball made a motion to approve the fence for Island Enterprises, Inc. Plat 7, Lot 34-1 based on the following findings of fact:

- The style is in keeping with the historic fences on Block Island.
- The fence will be painted or stained white.
- The fence will be 5 feet tall with 4 flat board sections.

Mr. Gilpin seconded the motion.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

**Island Enterprises, Inc. Plat 8, Lot 84-6.** Application by Glen S. Fontecchio for renovation of barn structure.

Glen Fontecchio, architect presented. Mr. Fontecchio explained the floor structure is shot. The plan will be to disassemble the inside and restore the outside. He explained the goal is to maintain the lower floor/basement as storage, the first floor as a barn and the next level as residential apartments. The plans will maintain the same roofline with the addition of dormers. The west elevation is design to meet the egress code.

Mr. Gilpin made a motion to approve Plat 8, Lot 84-6 Spring House Barn rehabilitation/new construction based on the following findings of fact:

- The approval is preliminary.
- The structure is a significant historic barn.
- The applicant will submit and return with the following.
  - Three photograph renderings of Spring Street and the pasture.
  - Elevation profiles of two adjunct structures.
  - Rethink the underside of the substructure of the two elevated decks.
  - Scale of the dormers on the west elevation.

Mr. Ballard seconded the motion.

5 Ayes (Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

1 Nays (Ball)

**Town of New Shoreham. Plat 8, Lot 83.** Application by Douglas Gilpin for reconstruction of the Pump House.

Mr. Gilpin recused himself and presented the application. Mr. Gilpin presented preliminary plans in March and was before the board for final review. He explained the final plans for the building will not change in character or size. Mr. Gilpin noted this is a true historical reconstruction and acknowledge approval from the Town Council.

Mr. Riordan made a motion to approve Plat 8, Lot 83 for reconstruction of the Pump House based on the following findings of fact:

- Reconstruction of a historic building from the 1880's.
- Replica of a previous building that was demolish due to health and safety.

Ms. McQueeney seconded the motion.

5 Ayes (Ball, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays  
1 Abstain (Gilpin)

Mr. Gilpin rejoined the Commissions proceedings.

### **Discuss Sign Application Form**

This item tabled to the next meeting.

### **Secretary's Report**

Discussion ensued regarding freestanding menu boards. No action was taken.

### **Approval of April 16, 2012 Minutes**

Ms. McQueeney made a motion seconded by Mr. Gilpin to approve the minutes of April 16, 2012 as presented.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

### **Adjournment**

The meeting was adjourned at 9:55p.m. in a motion by Ms. McQueeney and seconded by Mr. Vaillancourt.

6 Ayes (Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)  
1 Absent (Penn)

0 Nays

Respectfully submitted,  
Terri L. Chmiel  
Administrative Assistant  
Building & Land Use Department  
Approved: June 22, 2012